

WANCHESE MARINE INDUSTRIAL PARK – FINAL REPORT

Project Title: Lot 28B North Industrial Building Expansion

Report Date: January 28, 2020

Project Description

On April 16, 2019, the NC Marine Industrial Park Authority voted to move forward with a project to expand the building on Lot 28B North in the Wanchese Marine Industrial Park to accommodate a small expansion of a boat building company. The project would add 1,250 sq. ft. to the state-owned building.

Due to the company's time constraints and the fact that the project falls under the \$250,000.00 threshold, the Authority chose to use its building contract exemption in G.S. 113-315.36 for the project.

JKF Architecture of Greenville, NC was engaged on June 9, 2019 to provide design and construction documents, informal bidding, and limited construction administration services for the project including compliance with minority business participation guidelines under G.S. 143-128.2. The contract with JKF was signed by NC Commerce Chief of Staff George Sherrill on June 17, 2019. The contract was for \$21,488.00.

The informal bid process began on August 22, 2019. The bid advertisement ran on Greater Diversity, a well-known minority publication with statewide circulation, on September 12, 2019. Bids were due on October 1.

Bids were opened at 2:00 p.m. on October 1, 2019 with Godfrey Construction, LLC of Kill Devil Hills, NC offering the lowest bid of \$132,000.00. The contract with Godfrey Construction, LLC was signed and accepted by NC Commerce Chief of Staff George Sherrill on October 28, 2019.

The contract with Godfrey Construction, LLC contained Affidavit A stating that Godfrey did the following.

- Contacted minority businesses that reasonable could have been expected to submit a quote and that were known to the contractor, or available on State or Local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
- Made the construction plans, specifications and requirements available for review by prospective minority businesses or providing these documents to them at least 10 days before the bids are due.
- Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.

The project was funded with Wanchese Marine Industrial Park operating funds generated by Park rental revenues.

A pre-construction meeting was held on the Lot 28B North site on December 19, 2019. After proper soil testing and compaction, the concrete slab was poured on December 16, 2019 and full construction began soon thereafter.

The construction project was completed in early March 2020. After structural, fire, and code compliance inspections were completed, a Certificate of Completion was issued by JKF Architecture on March 30, 2020.

During the construction process, one change order was necessary to cover the costs of required flood vents for the building addition. The change order, submitted by Godfrey Construction, LLC on 1/8/2020, was approved on 2/4/2020. The change order was for a total of \$1,631.63 and raised the total contract with Godfrey Construction, LLC to a total of \$133,631.63.

In addition, JKF Architecture made one additional trip for inspections during the process which increased their contract amount by \$83.12, from the original \$21,488.00 to the final amount of \$21,571.12.

Payment History

Company	Invoice Date	Invoice #	Invoice Amount	Status
JKF	7/1/2019	2019-16-01	\$4,656.00	Paid
JKF	9/15/2019	2019-16-02	\$11,804.00	Paid
JKF	10/1/2019	2019-16-03	\$940.00	Paid
Godfrey Const.	12/23/2019	1	\$34,366.25	Paid
JKF	1/5/2020	2019-16-04	\$2,044.00	Paid
Godfrey Const.	2/4/2020	2	\$38,997.50	Paid
JKF	2/8/2020	2019-13-05	\$83.12	Paid
Godfrey Const.	3/2/2020	3	\$52,636.30	Paid
JKF	3/14/2020	2019-16-06	\$2,044.00	Paid
Godfrey Const.	4/3/2020	4	\$7,631.58	Paid

The project passed the Dare County Fire Marshal's Final Inspection/Certification review on 3/6/2020. The Dare County Building Inspector issued a Certificate of Compliance/Occupancy after inspecting the structure on 3/9/2020.

The project is complete, and the business now occupies the space.